



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.

WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.

JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

□ **Main Office**

33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

□ **Regional Office**

507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

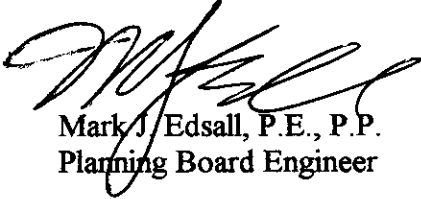
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: RAKOWIECKI MAJOR SUBDIVISION
PROJECT LOCATION: OFF ASHLEY /RIDGEVIEW RD./FINLEY DR.
(BEAVER DAM LAKE AREA)
SECTION 57 – BLOCK 1 – LOT 88.21
PROJECT NUMBER: 01-26
DATE: 14 MARCH 2001
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 34.4+/-
ACRE PARCEL INTO THIRTY-SIX (36) SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT
BASIS ONLY.

1. The property is located in the R-3 Zoning District of the Town. The “proposed” bulk information is correct for the zone and use group. Given this is a sketch plan, “proposed” values are not provided for each lot; however, the applicant’s engineer should understand that a complete bulk table will be required for the Preliminary submittal.
2. The plan is very conceptual given the intensity of development proposed and details which will be required. Based on my initial review, I have the following comments:
 - a) I would suggest that the Board require a Full EAF before the application is circulated for Lead Agency coordination under SEQRA.
 - b) The primary design issue for this application will be roadway grades and project rough grading. This must be resolved as part of the Preliminary plans.
 - c) Stormwater management will be a concern in this area. Nearby roadways and residents have identified concerns over the recent years.
 - d) An area of concern will be the access routes via Ashley, Ridgeview and Finley. I intend to make a field review early in the process with the Highway Superintendent to begin an evaluation of this issue.

- e) It must be confirmed that all three roads are dedicated Town roads.
- f) Subsequent (preliminary) plans will require preparation by a Licensed Surveyor, with appropriate metes and bounds information.
- g) The application proposed municipal sanitary sewer. There is currently a moratorium in effect. The applicant will need to address this matter (I understand a sewer reallocation from Majestic is proposed. This must be coordinated with the Town Attorney.)
- h) Subsequent plans should include all appropriate details for public improvements.
- i) The plans will require a complete sewer collection design, subject to NYSDEC review.
- j) Soil erosion and sediment control, as well as related water quality issues, will be a significant concern for this subdivision. The applicant will be required to obtain NYSDEC approval.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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